

# Extract for Planned Development

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## Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

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5/7/2003

REPORTS OF COMMITTEES

13866  
1419

~~a line 274.80 feet north of North Honore Street; the alley next northeasterly of North Lister Avenue; North Honore Street; and North Lister Avenue,~~

~~to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.~~

~~SECTION 2. This ordinance shall be in full force and effect from and after its passage and due publication.~~

*Reclassification Of Area Shown On Map Number 8-E.*

*(As Amended)*

*(Application Number 13866) RPD 236,00*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the R5 General Residence District symbols and indications as shown on Map Number 8-E in the area bounded by:

a line 175.03 feet north of East 38<sup>th</sup> Street; South Calumet Avenue; a line 100.02 feet north of East 38<sup>th</sup> Street; (South Park Boulevard) South Martin Luther King, Jr. Drive; a line 177.74 feet south of East 38<sup>th</sup> Street; the public alley next west of and parallel to (South Park Boulevard) South Martin Luther King, Jr. Drive; East 38<sup>th</sup> Street; and the alley next west of South Calumet Avenue,

to those of an R6 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. In the area above described, the Chicago Zoning Ordinance be amended by changing all of the R6 General Residence District symbols to those of Residential Planned Development Number 236, as amended, and a corresponding use is hereby established.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements attached to in this ordinance read as follows:

*Residential Planned Development Number 236, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Planned Development Number 236, as amended (the "Planned Development") consists of approximately fifty-five thousand five hundred four and eight-tenths (55,504.8) square feet (one and twenty-seven hundredths (1.27 acres)) (net site area) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by South Park Affordable Housing and Services, a not-for-profit corporation (the "Applicant").
2. The Applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) is made or authorized by the Applicant or any homeowner's association or similar property owner's association which is formed to succeed the Applicant.
4. This Plan of Development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning and Land-Use Map; an Existing Planned Development Boundary and Property Line Map; a

Planned Development Boundary and Property Line Map; a Site Plan -- Revised Subarea A; a Site Plan -- Subarea B; a North and South Elevations -- Subarea B; an East Elevation -- Subarea B; a West Elevation -- Subarea B; a Landscape Plan -- Revised Subarea A; and a Landscape Plan -- Subarea B, all prepared by HKM Architects & Planners, Inc. dated April 10, 2003. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The Property within the Planned Development is divided into two (2) lettered Subareas A and B as indicated on the Planned Development Boundary and Property Line Map. Subject to the Bulk Regulations and Data Table, the following uses are permitted on the Property under this Planned Development: housing for the elderly, accessory parking, accessory uses.
6. Temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department of Planning and Development. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. Off-street parking shall be provided in compliance with this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development.
8. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
9. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.

10. The improvements on the Property, the landscaping along adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations.
11. For purposes of maximum floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area devoted to mechanical equipment in excess of five thousand (5,000) square feet in a single location, regardless of placement in the building, shall be excluded.
12. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers and the Illuminating Engineering Society.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to

access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

15. With respect to Subarea B, unless substantial construction of the improvements contemplated by this amendment to Residential Planned Development Number 236 have commenced within six (6) years of the date of City Council's approval of the amendment to Residential Planned Development Number 236, then the zoning of the Property within said Subarea B shall automatically revert to the former R5 General Residence Zoning District.

[Existing Zoning and Land-Use Map; Existing Boundary and Property Line Map; Planned Development Boundary and Property Line Map; Site Plans (Subareas A and B); Landscape Plans (Subareas A and B); and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 1426 through 1435 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Bulk Regulations And Data Table.*

Gross Site Area:	=	Net Site Area:	+	Area Remaining In Public Right-Of-Way:
107,032 square feet (2.457 acres)		Subarea A: 34,175.7 square feet (.78 acres)		
		Subarea B: 21,328 square feet (.49 acres)		
		Total: 55,504.8 square feet (1.27 acres)		51,528 square feet (1.18 acres)

Maximum Permitted  
Floor Area Ratio:

Subarea A:	4.3.
Subarea B:	4.2.
Total:	4.3.

Maximum Number of  
Dwelling Units:

Subarea A:	152.
Subarea B:	120.
Total:	272.

Minimum Setbacks:

Subarea A:	That portion of the Subarea A which is improved.
North:	15 feet.
South:	15 feet.
East:	0 feet.
West:	0 feet.
Subarea B:	In accordance with the Site Plan.

## Maximum Site Coverage:

Subarea A: 30%.

Subarea B: In accordance with the Site Plan.

## Minimum Number of Off-Street Parking Spaces:

Subarea A: 52.

Subarea B: 14.

## Minimum Number of Off-Street Loading Spaces:

Subarea A: 1.

Subarea B: 1.

Total: 2.

## Maximum Building Height:

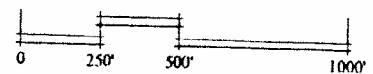
Subarea A: 175 feet, 6 inches to top of roof line, not including mechanical penthouse or parapet wall.

Subarea B: In accordance with the Building Elevations.

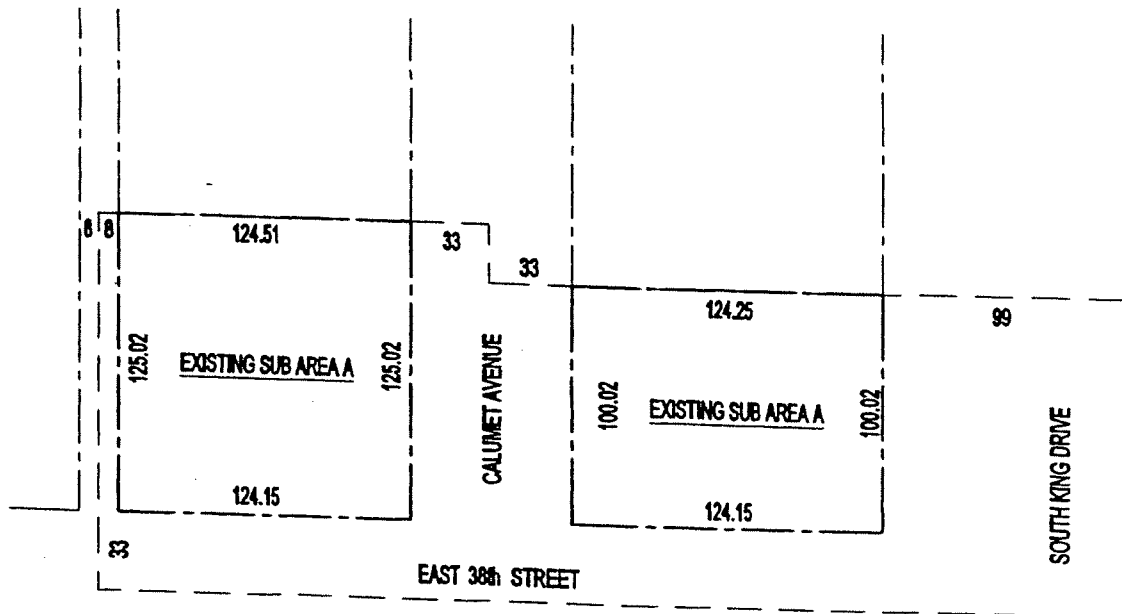


The map shows a grid of streets and lots. Key streets include S. Michigan, S. Indiana, S. Prairie, S. Giles, S. Calumet, S. South Park, S. Martin L. King Jr., S. Rhodes, and 3900 S. Lots are labeled with zoning codes: C1-3, B2-3, B4-3, R5, and B2-2. A specific lot is highlighted with a hatched pattern and labeled 'SUBJECT PROPERTY'. Other features include 'ANDERSON PLGD.', 'PHILLIPS HIGH & ELEMENTARY SCHOOL', 'IDA B. WELLS HOUSING PROJECT', and 'MADDEN PARK'.

R4 GENERAL RESIDENCE DISTRICT  
R5 GENERAL RESIDENCE DISTRICT  
B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS  
B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS  
C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS  
R.P.D. EXISTING RESIDENTIAL PLANNED DEVELOPMENT



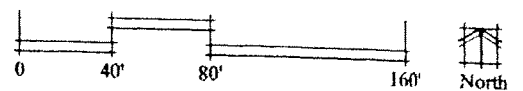
Existing Boundary And Property Line Map.



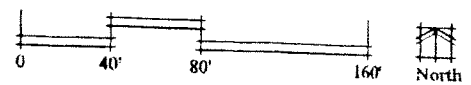
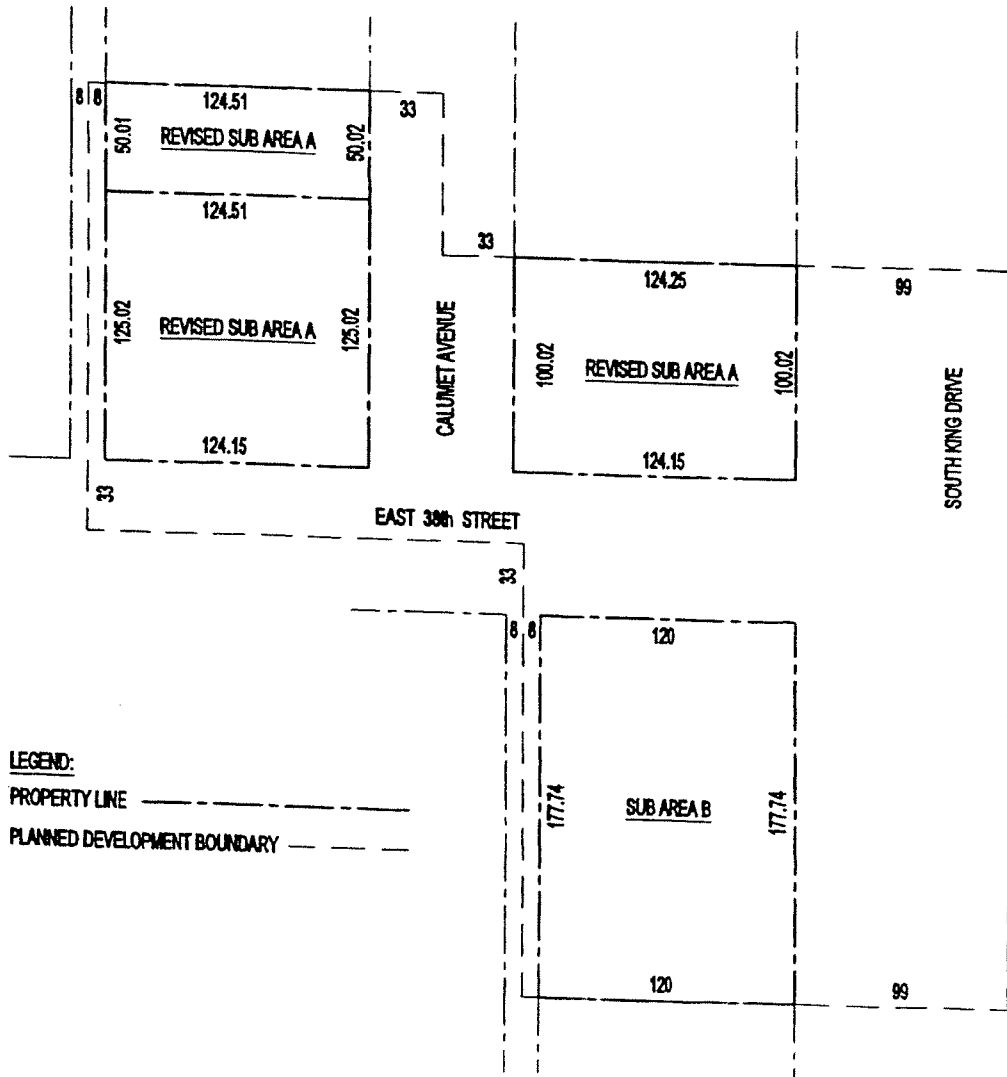
LEGEND:

PROPERTY LINE ————

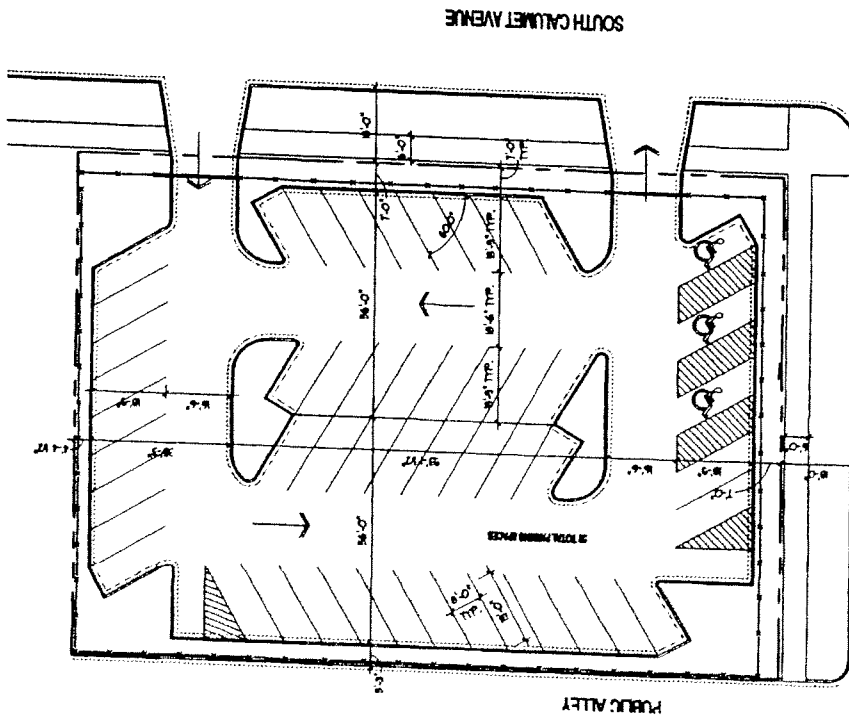
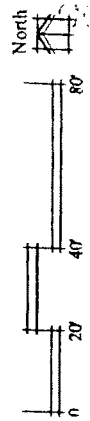
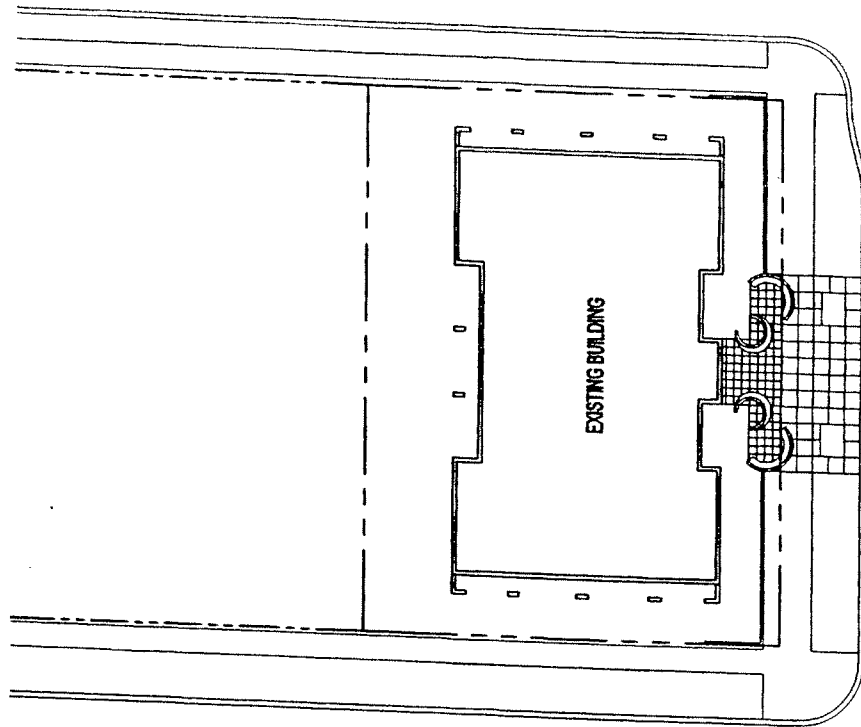
PLANNED DEVELOPMENT BOUNDARY ————



Planned Development Boundary  
And Property Line Map.

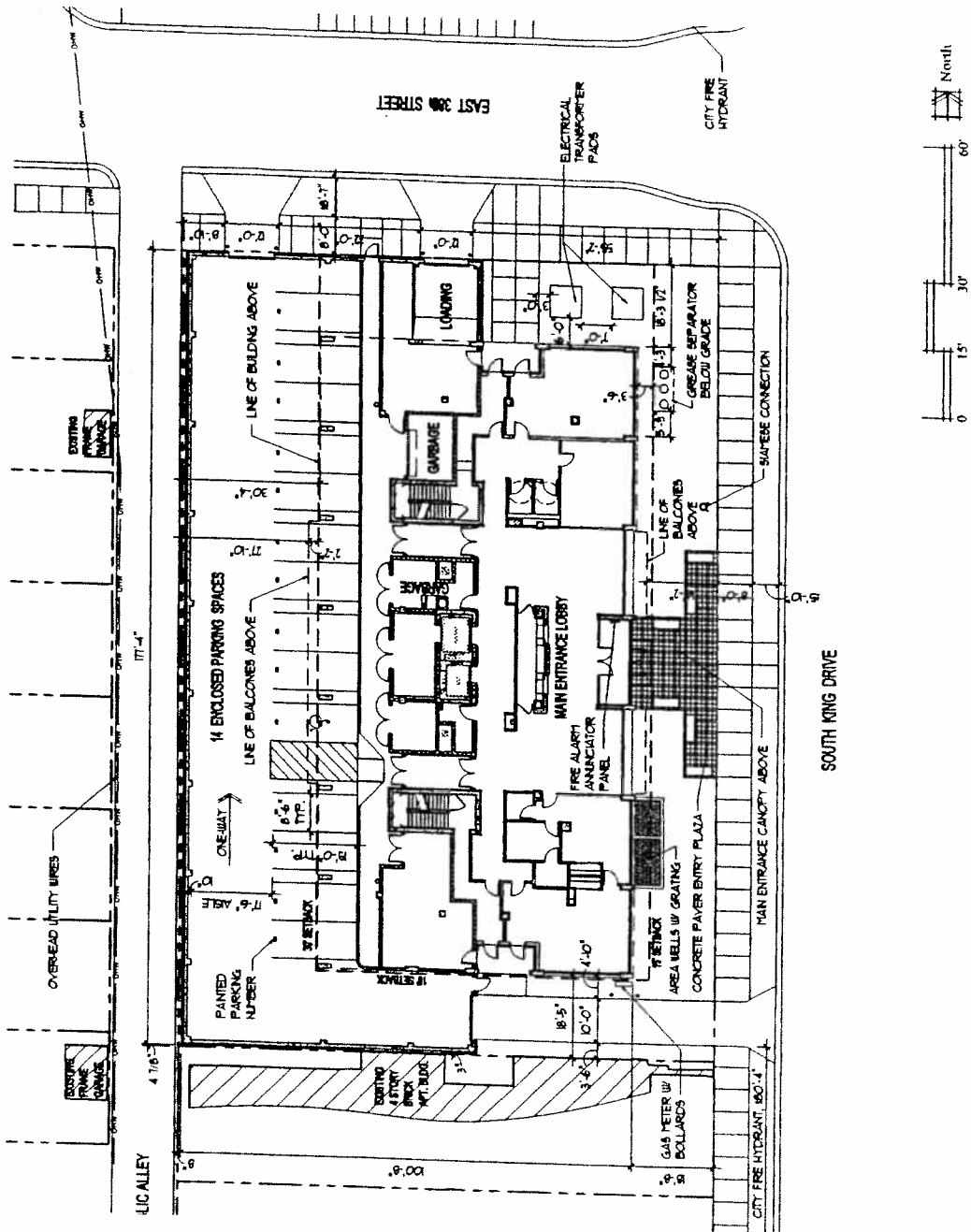


Site Plan -- Revised Subarea A.

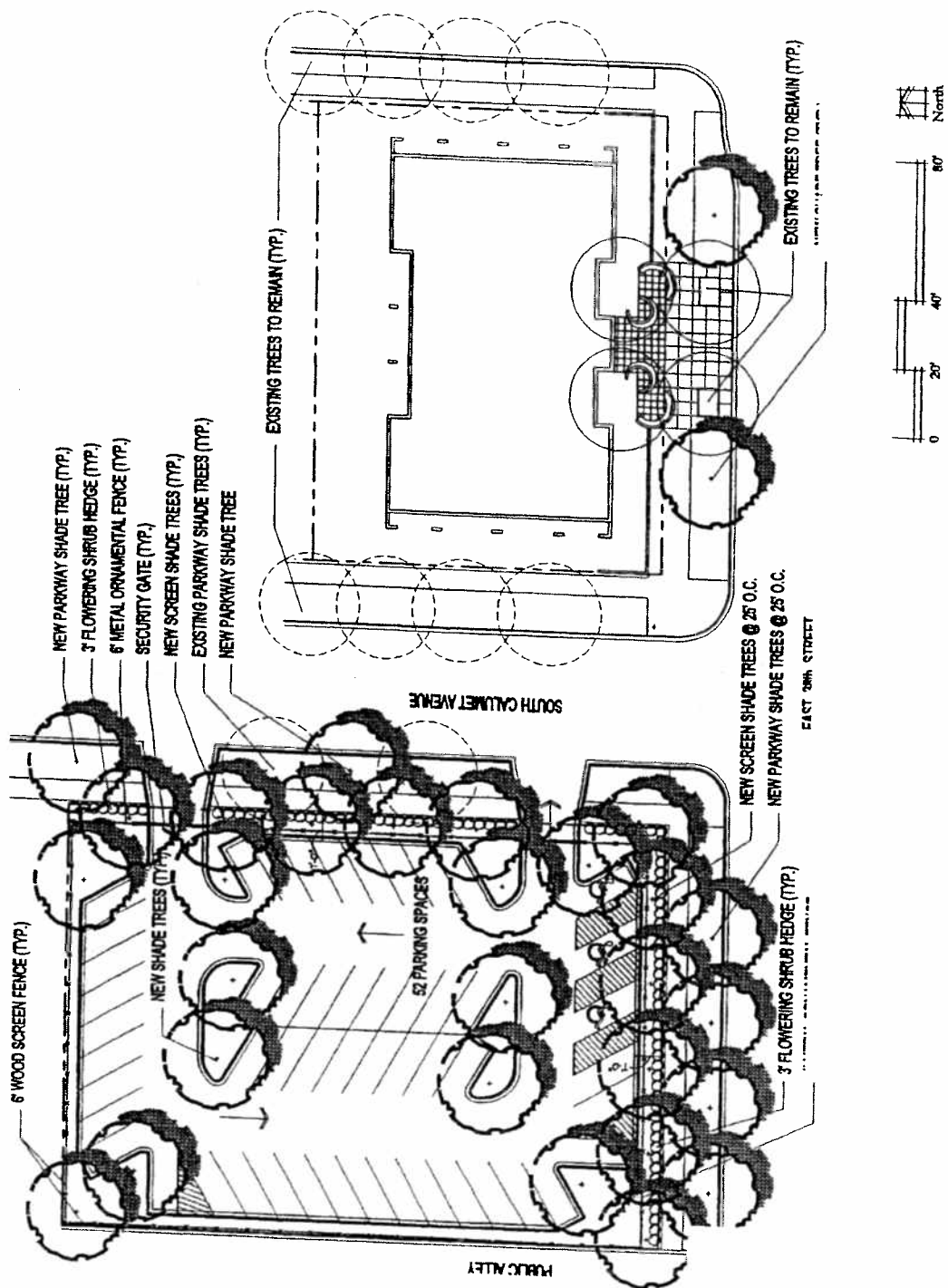


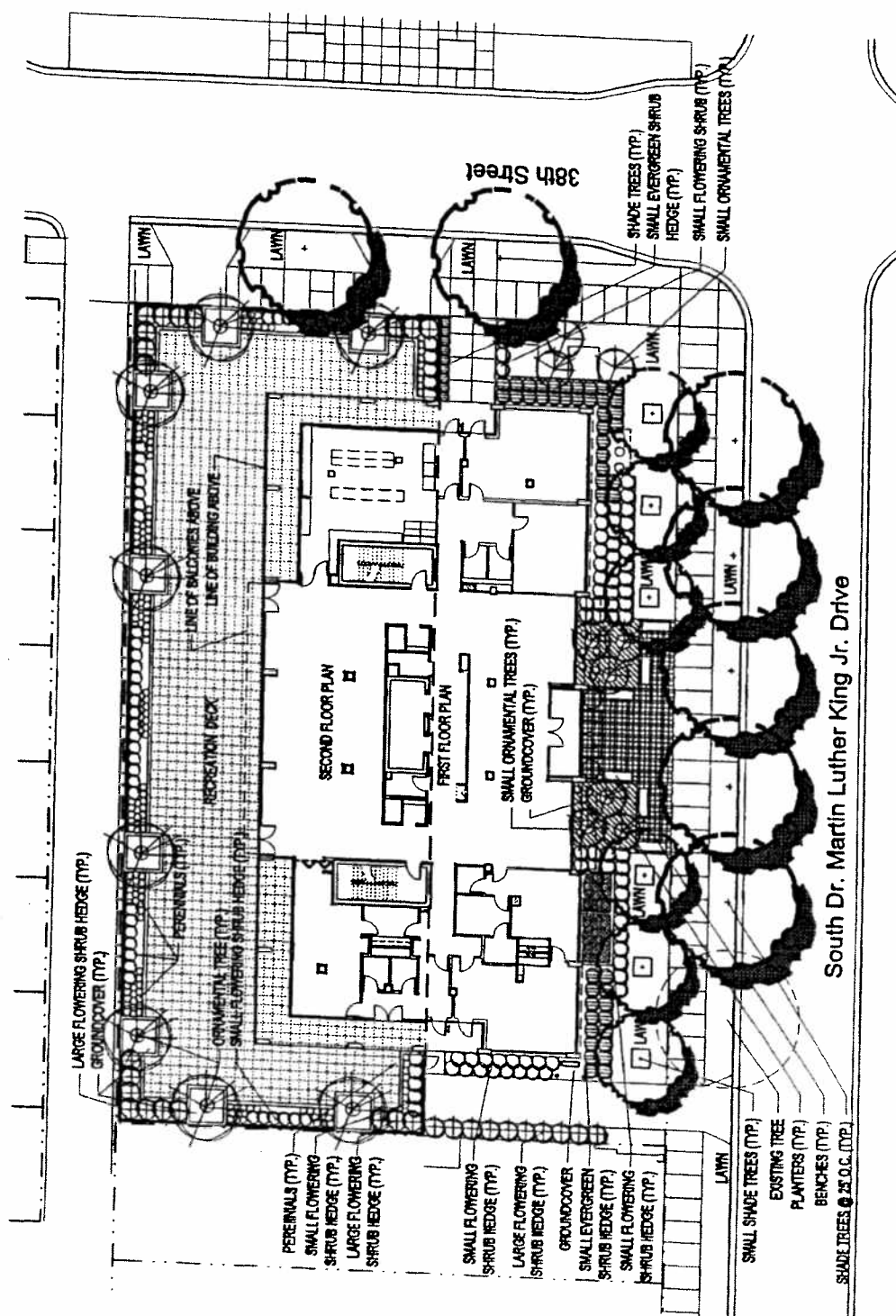
EAST 36th STREET

Site Plan -- Revised Subarea B.



Landscape Plan -- Revised Subarea A.





## UNFINISHED BUSINESS.

**Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 8-E.**

On motion of Alderman Vrdolyak the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of April 28, 1980, page 2892, recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area.

The proposed ordinance reads as follows:

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R5 General Residence District symbols and indications as shown on Map No. 8-E in the area bounded by

a line 125 feet north of East 38th Street; South Calumet Avenue; a line 100 feet north of East 38th Street; South Martin Luther Drive; East 38th Street; and the alley next west of and parallel to South Calumet Avenue,

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 3076-3080 of this Journal.]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

On motion of Alderman Vrdolyak the foregoing proposed ordinance was *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, McFolling, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Young, Clewis, Axelrod, Volini, Orr, Stone—46.

*Nays*—None.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

**Failed to Pass—PROPOSED ORDINANCES FOR AMENDMENT OF CHICAGO ZONING ORDINANCE TO RECLASSIFY PARTICULAR AREAS (Adverse Committee Recommendations).**

On motion of Alderman Vrdolyak the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of April 16, 1980, page 2773 and corrected in the Journal of the Proceedings of April 28, 1980, pages 2905-2906, recommending that the City Council *Do Not Pass* two proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Vrdolyak moved to *Concur In* the committee's recommendations. The question in reference to each proposed ordinance thereupon became: "*Shall the proposed ordinance Pass, notwithstanding the Committee's adverse recommendation?*" and the several questions being so put, each of the said proposed ordinances *Failed to Pass*, by yeas and nays as follows:

*Yeas*—None.

*Nays*—Aldermen Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, McFolling, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Young, Clewis, Axelrod, Volini, Orr, Stone—46.

Said proposed ordinances which *Failed to Pass* proposed to amend the Chicago Zoning Ordinance to reclassify particular areas, and are summarized as follows:

**Reclassification of Area Shown on Map No. 7-F.**

An ordinance to classify as a B3-4 General Retail District instead of a B3-3 General Retail District, the area bounded by

a line 247.12 feet north of and parallel to W. Diversey Avenue; N. Orchard Street; W. Diversey Avenue; a line 93.40 feet west of and parallel to N. Orchard Street; (identified as line (a)) a line intercepting line (a) at an angle of 1620 feet at a point 102.15 feet north of and perpendicular to W. Diversey Parkway and extending 120.09 feet northwesterly; a line 217.75 feet north of and parallel to W. Diversey Parkway; and a line 118.90 feet west of and parallel to N. Orchard Street (Map No. 7-F).

**Reclassification of Area Shown on Map No. 10-G.**

An ordinance to classify as a Commercial Planned Development instead of an M3-5 Heavy Manufacturing District, the area bounded by

868 feet north of W. 43rd Street; a line 740 feet east of S. Ashland Avenue; a line 456 feet north of W. 43rd Street; and S. Ashland Avenue (Map No. 10-G).

**Re-referred to Committee on Buildings and Zoning—PROPOSED ORDINANCE FOR AMENDMENT OF CHICAGO ZONING ORDINANCE TO RECLASSIFY AREA SHOWN ON MAP NO. 15-H.**

On motion of Alderman Vrdolyak the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of April 28, 1980, page 2892 recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area.

Alderman Rittenberg moved to *Re-refer* said proposed ordinance to the Committee on Buildings and Zoning.

The motion to *Re-refer* *Prevailed*.

(continued on page 3081)



## RESIDENTIAL PLANNED DEVELOPMENT

## STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned or controlled by South Park Baptist Church.
2. Off-street parking facilities, shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning.
3. Off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning.
4. All applicable official reviews, approvals or permits are required to be obtained by South Park Baptist Church or its successors.
5. Any dedication or vacation of streets and alleys or easements, or adjustments of right-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of South Park Baptist Church or its successor and approval by the City Council.
6. Any service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 16 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved area.
7. The following uses shall be permitted within the area delineated hereon as "Residential Planned Development": Housing for the Elderly, off-street parking and loading facilities.
8. Identification signs may be permitted within the area delineated hereon as Residential Planned Development, subject to the review and approval of the Commissioner of the Department of Planning.
9. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
10. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development", as adopted by the Commissioner of the Department of Planning.

APPLICANT: South Park Baptist Church

DATE: January 9, 1980

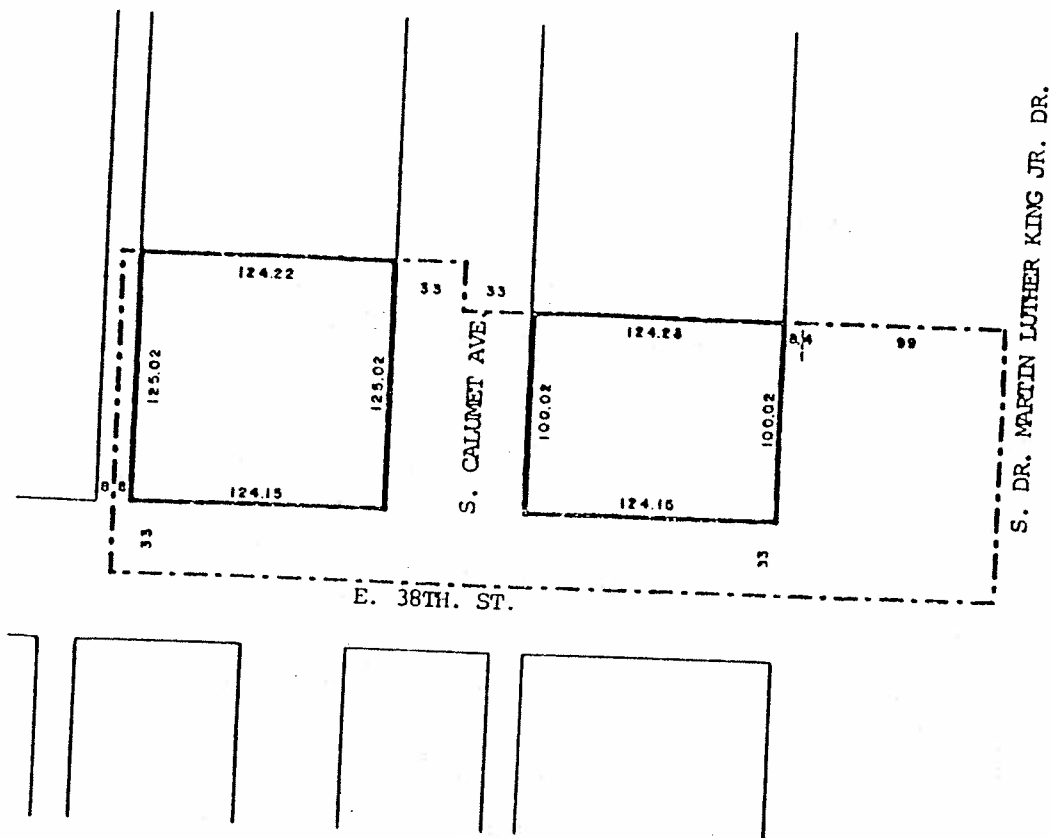
May 7, 1980

UNFINISHED BUSINESS



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RESIDENTIAL PLANNED DEVELOPMENT

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS

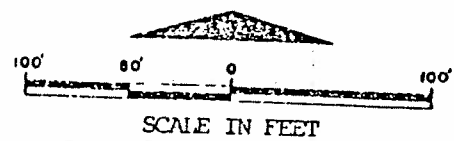


LEGEND

-  Planned development boundary
-  Property line boundary

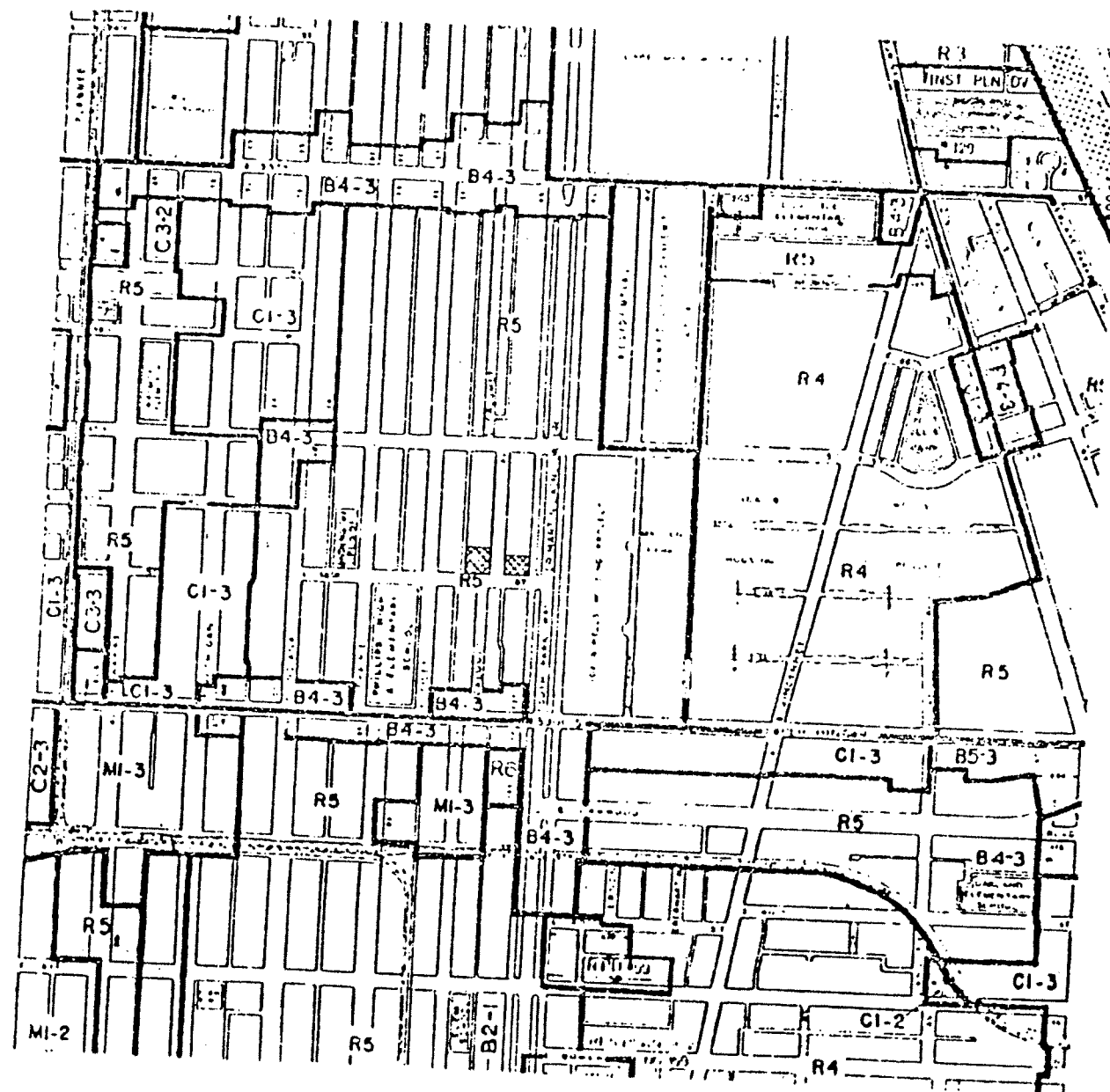
APPLICANT: South Park Baptist Church

DATE: January 9, 1980








## RESIDENTIAL PLANNED DEVELOPMENT

## EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



## LEGEND

-  Residential planned development
-  Zoning district boundary
-  Parks and playgrounds
-  Public and quasi-public facilities
-  Preferential streets



APPLICANT: South Park Baptist Church

DATE: January 9, 1980

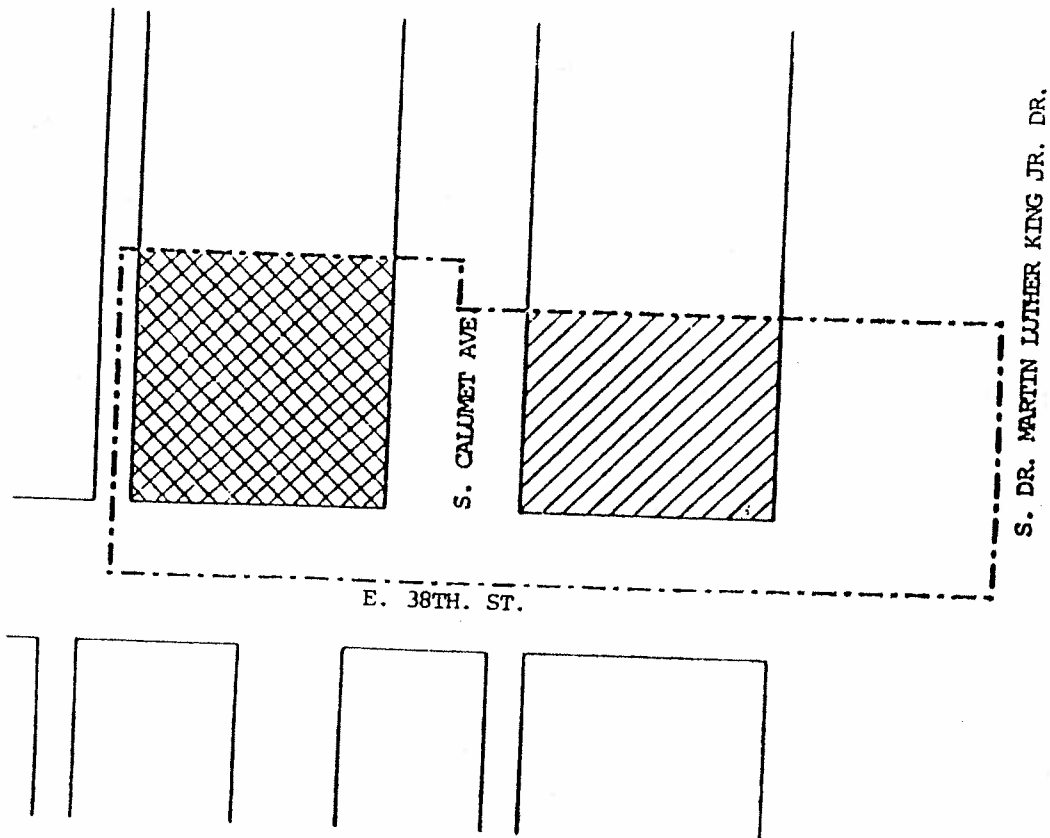
May 7, 1980

UNFINISHED BUSINESS




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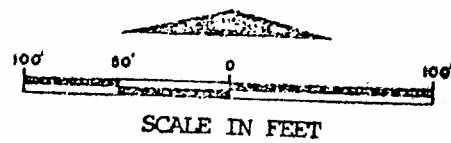
RESIDENTIAL PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN



LEGEND

-  Planned development boundary
-  Housing for the elderly
-  Off street parking



APPLICANT: South Park Baptist Church

DATE: January 9, 1980

RESIDENTIAL PLANNED DEVELOPMENT  
PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENTAGE OF LAND COVERED
SQ. ARE FEET	ACRES				
27,948	64	Elderly Housing Off-Street Parking & Loading Facilities	152	5.2	30%

Gross Site Area = Net Site Area + Area of Public Streets and Alleys  
 61,309 S.F.      27,948 S.F.      33,361 S.F.

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA:	5.2
MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA:	152
MINIMUM NUMBER OF OFF-STREET PARKING SPACES:	36
MINIMUM NUMBER OF OFF-STREET LOADING SPACES:	1
MINIMUM SETBACKS FOR THAT PORTION OF THE SITE TO BE DEVELOPED WITH HOUSING:	
NORTH -	15
SOUTH -	15
EAST -	0
WEST -	0
MAXIMUM PERCENT OF LAND COVERED:	30%

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHERE NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF PLANNING.

APPLICANT: South Park Baptist Church

DATE: January 9, 1980